

**REDEVELOPMENT AGENCY/CITY COUNCIL MEETING  
JULY 15, 2003**

The meeting called to order as the City Council at 10:09 p.m. by Mayor Murphy.

Roll Call    Zucchet, Atkins, Lewis, Maienschein,  
                 Fyre, Madaffer, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager  
Casey Gwinn, City Attorney  
Charles Abdelnour, City Clerk  
Joyce Lane, City Clerk

Excused    Peters

The meeting adjourned as the City Council at 11:04 a.m. for the purpose of a break.

The meeting reconvened as the City Council at 11:15 a.m. by Mayor Murphy with Council Member Peters not present.

The meeting adjourned as the City Council at 11:20 a.m.

The meeting reconvened as the Redevelopment Agency at 11:20 a.m. with Member Peters not present.

**Adoption**

**4. Proposed First Amendment to the Barrio Logan Redevelopment Plan,  
Barrio Logan Redevelopment Project. (District 8).**

(RA 2004-1)

Subitem A    Approve the First Amendment to the Barrio Logan Redevelopment Plan to extend eminent domain authority for an additional 12 years; and, approve the report for the First Amendment to the Barrio Logan Redevelopment Plan and authorize submittal to the City Council.

(RA 2004-2)

Subitem B    Certify the Environmental Secondary Study was prepared and considered prior to approving the amendment; and certifying that the information contained in the Environmental Second Study dated February 28, 2003, has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that said Environmental Second Study reflects the independent judgment of the City of San Diego as Lead Agency.

REDEVELOPMENT AGENCY MINUTES – JULY 15, 2003

**Adoption**

4. **Proposed First Amendment to the Barrio Logan Redevelopment Plan, Barrio Logan Redevelopment Project. (District 8).**

(Continued)

See Redevelopment Agency Report no. RA-03-21, and City Manager Report no. CMR-03-130, dated July 9, 2003.

Council Companion Item no. 332.

Motion by Member Inzunza to approve (with Peters not present)

Second by Member Madaffer

Vote: 8-0

**Redevelopment Agency Resolution and Document numbers R-03649 and D-03649, R-03650; and City Council Resolution numbers Subitem A Introduced and to be adopted on Monday, July 28, 2003; R-298196 and R-298197.**

5. **Office Space Lease Agreement-Redevelopment Agency-4305 University Avenue. (District 3)**

(RA 2003-4)

Authorize the Executive Director to execute a lease agreement between the City's Redevelopment Agency and Urban Village Commercial, LLC, the landlord, for office space located at 4305 University Avenue. The Redevelopment Agency will be leasing approximately 1, 441 square feet with a monthly rental rate starting at \$1.85 per square foot. The lease term will be approximately 10 years with two 5-year options to extend. The target commencement date is September 1, 2003.

Real Estate Assets.

Staff: Gibson 236-6727

Diana Monaco 236-6081

Atty: Carrie Gleeson

Auditor Certificate Number: AC-2301272

Motion by Member Atkins to continue to August 5, 2003 (with Member Zucchet not present)

Second by Member Fyre

Vote: 8-0

## REDEVELOPMENT AGENCY MINUTES – JULY 15, 2003

### 1. **Approval of the minutes of:**

April 22, 2003

April 29, 2003, special

May 6, 2003

May 20, 2003

Motion by Member Zucchet to approve (with Peters not present)

Second by Member Atkins

Vote: 8-0

The meeting adjourned as the Redevelopment Agency at 11:20 a.m.

The meeting reconvened as the Joint Redevelopment Agency with City Council at 11:20 a.m.

### **Joint Public Hearing**

### 6. **Review of the Carnation Block Condomiums Project. (District 2).**

(RA 2004-10)

Subitem A Certifying that the MEIR for the Centre City Redevelopment Project, the SEIR and Secondary Study have been reviewed and considered with respect to the proposed Disposition and Development Agreement with CityMark for the Ballpark Lofts project.

(RA 2004-13)

Subitem B Authorizing temporary displacement of the Sushi Performance and Visual Art Cultural Use during construction and grant design review approval of the basic concept/schematic drawings.

See Centre City Development Corporation Report no. CCDC-03-23 and City Manager Report no. CCDC-03-15. Council Companion Item no. S-601

Motion by Member Zucchet to approve (with Fyre in opposition on the Secondary Study portion of the MEIR, and Peters not present) with direction from Member Fyre direction for staff to: 1) refer the issue of the examination of Mitigation Measures impacting Police and Fire Safety's Services to Centre City Development Corporation and the Redevelopment Agency; 2) analyze the consistency between the Findings in the Environmental Documents and the allocated budget; 3) prepare a plan specifically showing mitigation through the "Repayment of the debt by the Agency to the City"; and 4) list numbers supporting the Statement in the Environmental Impact Report, rather than a blanket comment.

Second by Member Madaffer

Vote: 8-0

## REDEVELOPMENT AGENCY MINUTES – JULY 15, 2003

### Joint Public Hearing

6. **Review of the Carnation Block Condomiums Project. (District 2).**  
(Continued)

**Redevelopment Agency Resolution numbers R-03651 and R-03652; and City Council Resolution numbers R-298202 and R-298203.**

The meeting adjourned as the Joint Redevelopment Agency with City Council at 12:03 p.m. and to reconvene at 2:00 p.m.

The meeting reconvened as the City Council at 2:10 p.m. by Mayor Murphy with Council Member Peters not present.

The meeting adjourned as the City Council at 3:24 p.m. by Mayor Murphy for the purpose of a break.

The reconvened as the Joint Redevelopment Agency with City Council at 3:41 p.m. by Mayor Murphy with Council Member Peters, Council Member Maienschein, and Deputy Mayor Inzunza not present.

### Joint Public Hearing

7. **Disposition & Development Agreement with CityMark Development LLC & Basic Concept Schematic Drawings-Ballpark Lofts Project. (District 2).**

(RA 2004-9)

Subitem A Certifying that the MEIR for the Centre City Redevelopment project, the SEIR, and Secondary Study haven reviewed and considered with respect to the proposed Disposition and Development Agreement with CityMark for the Ballpark Lofts Project.

(RA 2004-7)

Subitem B Approving the Disposition and Development Agreement and authorizing the Executive Director of the Agency, or designee, to execute the Disposition and Development Agreement and related documents necessary to carry out and implement the Disposition and Development Agreement.

(R-2004-8)

Subitem C Approving the Basic Concept/Schematic drawings for the Ballpark Lofts Project.

See Centre City Development Corporation Report no. CCDC-03-24 and City Manager Report no. CCDC-03-16.

**Joint Public Hearing**

7. **Disposition & Development Agreement with CityMark Development LLC & Basic Concept Schematic Drawings-Ballpark Lofts Project. (District 2).**  
(Continued)

Council Companion Item no. S-602

Motion Member Zucchet to approve (with Fyre in opposition on the Master Environmental Impact Report and the Final Subsequent Environmental Impact Report; and Peters, Maienschein, and Inzunza not present)  
Second by Member Madaffer  
Vote: 6-0

**Redevelopment Agency Resolution and Document numbers R-03653, R-03654 and D-03654, R-03655; and City Council Resolution numbers R-298208, R-208209 and R-209210.**

The meeting adjourned as the Joint Redevelopment Agency with City Council at 3:47 p.m.

The meeting reconvened as the Redevelopment Agency at 3:47 p.m.

**Adoption**

2. **Naval Training Center Redevelopment Project. (District 2)**

(RA 2004-12)

Approval of partnership of Junior Achievement of San Diego and Imperial Counties and Explorer Charter Elementary School as the Designated Institution to receive fee title to Building 83 at no cost pursuant to the terms of the NTC Disposition and Development Agreement.

See Redevelopment Agency report no. RA-03-23, dated July 9, 2003.

Maureen Ostrye, project manager, presented staff report and a brief background of the project.

Public testimony in opposition by John McNab, Kathleen Blavatt and Maggie Valentine.

Public testimony in favor by Jacqui Pernicano, Jill Green, Dave Ulrey, Ellene Marie Jones, Martha Bywater, Cindy Aaronson Davis, Shayna Cribbs, and Sandra Felipe.

REDEVELOPMENT AGENCY MINUTES – JULY 15, 2003

**Adoption**

2. **Naval Training Center Redevelopment Project. (District 2)**

(Continued)

(RA 2004-12)

Approval of partnership of Junior Achievement of San Diego and Imperial Counties and Explorer Charter Elementary School as the Designated Institution to receive fee title to Building 83 at no cost pursuant to the terms of the NTC Disposition and Development Agreement.

Motion by Member Zucchet to approve (with Fyre in opposition and Peters not present)

Second by Member Madaffer

Vote: 7-1

**Redevelopment Agency Resolution number R-03656.**

The meeting adjourned as the Redevelopment Agency at 4:41 p.m. for the purpose of a break.

The meeting reconvened as the City Council at 4:50 p.m. by Mayor Murphy with Council Member Peters not present.

The meeting adjourned as the City Council at 4:51 p.m.

The meeting reconvened as the Redevelopment Agency at 4:51 p.m.

3. **Naval Training Center Redevelopment Project. (District 2).**

(Continued from meetings of May 6, 2003, June 3, 2003 , and June 17, 2003)

(RA 2003-150)

Subitem A Authorize the Executive Director, or his designee, to execute the Third Implementation Agreement to the Naval Training Center Disposition and Development Agreement.

(RA 2003-148) (Adopted May 6, 2003, as amended, R-03626)

Subitem B Authorize the Executive Director, or his designee, to execute the Rehabilitation Grant Agreement between the Agency and the NTC Foundation.

REDEVELOPMENT AGENCY MINUTES – JULY 5, 2003

**Adoption**

3. **Naval Training Center Redevelopment Project. (District 2).**

(Continued from meetings of May 6, 2003, June 3, 2003 , and June 17, 2003)

(RA 2003-149) (Adopted May 6, 2003, R-03627)

Subitem C Authorize the Executive Director to encumber specific buildings in the Civic, Art and Cultural Center by issuing a deed of trust in HUD's favor.

(RA 2003-147) (Adopted May 6, 2003, R-03628)

Subitem D Authorize the Executive Director, or his designee, as the Agency's authorized representative to vote for the formation of the Liberty Station Maintenance Assessment District.

See Redevelopment Agency Report no. RA-03-12 and City Manager Report no. CMR-03-088, dated April 30, 2003.

Council Companion Item no. 335

Motion by Member Madaffer to approve Subitem A (with Zucchet, Maienschein, and Fyre in opposition, and Peters not present)

Second by Member Lewis

Vote: 5-3

**Redevelopment Agency Resolution and Document numbers R-03657 and D-03657; and City Council Resolution number Subitem A introduced, to be adopted on Monday July 28, 2003.**

**Adjournment**

The meeting adjourned as the Redevelopment Agency with City Council at 5:29 p.m.

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Secretary of the Redevelopment Agency  
of the City of San Diego, California